



# **QUINQUENNIAL INSPECTION REPORT**

**OF**

## **STOCKTON PARISH CHURCH**

**(ALSO KNOWN AS THE CHURCH OF ST THOMAS, STOCKTON)**

**DIOCESE OF DURHAM  
ARCHDEACONRY OF AUCKLAND  
DEANERY OF STOCKTON**

**INSPECTION OF CHURCHES MEASURE 1955  
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991**

**QUINQUENNIAL INSPECTION AND REPORT  
February 2022**

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# REPORT ON THE 2021 QUINQUENNIAL INSPECTION

## 1.0 INTRODUCTION



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*This document is in two parts:*

*The Report is the appraisal of condition and estimated cost priority list;*

*The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.*

Date of inspection and weather conditions: 25<sup>th</sup> February 2021, dry and sunny

Date of report: February 2022

Report prepared by: *David S Beaumont* RIBA AABC

## 2.0 LOCATION AND SITE

**Address:** Stockton Parish Church, High Street, Stockton on Tees, TS18 1SP

**Location:** At the northern end of the High Street, within the town centre.

**National Grid Reference:** NZ 445 192



### 3.0 CHURCH AND LISTING DESCRIPTION

#### **Description:**

The following text is taken from the previous QI by Christopher Downs.

Nothing remains of the cramped mediaeval Chapel of Ease to Norton, pre-1237, possibly of much earlier origin (if the Anglo-Scandinavian carved stone fragment built into the East wall of the chancel internally is taken as evidence). This stood to the South of the present building and bore the dedication to St Thomas of Canterbury, until Henry VIII suppressed reference to the martyr. The new church was erected in 1710-12 by builder Richard Wrangham, but it is unclear who was responsible for the design. It bears resemblance to the slightly later (1719) Holy Trinity, Sunderland. Both are in post-Wren classical style, built of red brick with buff sandstone dressings. At Stockton, the original lead roof covering has been replaced firstly (in 1793) with Lake District slating and then Welsh slates.

The nave, aisles and West tower date from the original early eighteenth century building. All but one of the windows were altered (with the addition of horizontal transoms) as part of a general restoration in 1893. The chancel was rebuilt in 1904-6 under J C Hick, reputedly to a design by R J Johnson, as the first stage of a planned aggrandizement which would have added a clerestory to the nave and a steeple to the tower. Hence the chancel left standing higher - and more Baroque - than the rest. The Lady Chapel was added in 1925 to designs by W D Caroe (re-using the South aisle windows and door), who added the organ chamber and vestry to the North of the Chancel at the same time. Galleries erected in the eighteenth and nineteenth centuries were all removed in 1946. A small gallery retained or reintroduced in the West end of the Nave accommodates the present pipe organ. The organ chamber and vestry were converted to ancillary accommodation and a new boiler house added in 1997.

The building thus developed consists of a square West tower, nave flanked by aisles (with six-bay arcades) and chancel - all on axis in the conventional orientation - with a Lady Chapel alongside the three Eastern bays of the south aisle and meeting rooms/offices on two levels in the former vestry and organ chamber areas to the North of the chancel. In the main body of the church internal finishes comprise plastered walls and ceilings, and woodblock flooring with concrete passageways. Historically important fittings include the font, pulpit, chancel furnishings and carved ends to the nave pews. Parish Hall erected in 1977 infills the angle between the chancel and South aisle, comprising a square main hall with metal-clad mansard roof together with ancillary accommodation arranged in flat-roofed strips between it and the Church. It has red-purple brick walls and vertical strip windows.



**Listing Description:**

*NZ 4419 SE STOCKTON ON TEES HIGH STREET (east side) 28/55*

*19.1.51 Church of as St.Thomas*

*Replaces mediaeval chancery dedicated. to St Thomas of Canterbury. Built 1710-12 reportedly with advice from Wren. Restored 1893, reseated and chancel added by R J Johnson in 1906. Site chapel and choir vestry added by W D Caroe 1925. 6 bay aisled nave with west tower and taller 3 bay chancel (ie taller than nave). Built of brick with stone dressings, quoins, moulded string to parapet and moulded coping. Round leaded windows each containing a round leaded lancet (original tracery pattern) and with long aprons below. Lead rainwater heads between most windows, one on north side dated 1712. Low pitched roof (no clerestory) over nave and aisles with half gables flanking west tower. 3 stage tower with corner pinnacles and round headed louvre belfry style windows. Moulded string over clock stage. West doorway restored: round headed with segmental pediment open to fanlight, joined by ramped apron to window above which is capped by a pediment. A small version of this on south door segmental eaved architrave with heavy label and shortened window above. 3 bay south chapel with a similar door - reused from position also on south side. Taller early C20 chancel in heavy "Wrenaissance" style. Brick with brick piers. Stone dressed oeils-de-boeuf windows. 2 blocked doorways to south. At the east end a large round leaded window with a concave jamb and an armorial cartouche above breaking into open pediment stone balustrade at sides with ball finials to dies; east end pediment has urns at base and cross at apex. Vestries etc, on north side. Interior: square piers to arcade, composite to rib vaulted south chapel. Top lit aisles, galleries removed. Variety of good carved C19 and C20 bench ends to good oak pews (including the Stockton-Darlington railway). Rich woodwork in chancery. Early C18 lectern and upper part of a 3 deck pulpit. Altar rails made from drift oak collected by Captain William Christopher while on Captain Cook's voyage to Hudson's Bay. Single storey new aisle to south of chancel.*

*Listing NGR: NZ4457119253*

**CHURCH LISTING – Grade I**

## 4.0 PREVIOUS INSPECTIONS

This is the author's second inspection and has access to the 2010 QI produced Christopher Downs, the former inspector.

## 5.0 SCOPE OF REPORT

- 1 This report is made from a visual inspection from ground level. The tower was inspected and part of nave roof void. the boiler room was also inspected.
- 2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
- 3 The report is restricted to the general condition of the building and its defects.

## 6.0 REPORT SUMMARY

The 2015 QI report went into detail on the building and so the following commentary is a hybrid made up of the text of the earlier report (*in italic and amended as necessary to bring it up to date*) and new inspection text added under the original entry. The photographs have been updated to the present inspection. Some from the previous QI are kept in to explain the text.

### **STRUCTURE**

*The general structural condition of the building is satisfactory though there are some concerns about the tower masonry condition.*

#### **Tower:**

There are no structural defects threatening it but bits of masonry are coming off it. There is a steeplejack report in the appendix which you should read first. Their recommendations are masonry repairs and a patch repoint of higher areas. But I think if you are going to do it, all of it needs repointing. It has been heavily cement pointed (as has the rest of the church) in the past and some stonework is shaleing and splitting. Previous repairs are failing, bricks and stones are eroding and cracked. Of greater concern is the condition of two of the arches in the tower at the belfry level, one of which has been wedged up with timber in the past. There is evidence of the brickwork above it beginning to drop. This is discussed in more detail in the Walls section.

Repairs are wanted, particularly as this is at the entrance to the building and part of the circulation around the War memorial.

#### **Building:**

*The previously reported crackings to the West end aisle window heads remain, probably as a consequence of differential settlement of the tower. These are historic. There are also other minor crackings about the building but of no serious concern. It would be wise to fill these cracks as a guide to future movement.*

*The previous QI noted some sign of settlement of the boiler house extension at the North-East corner of the church and it's evident to day as it pulls away slightly from the host It's differential settlement and not unusual. I don't see a problem.*



## **ROOF COVERINGS and RAINWATER GOODS**

*The tower lead is old (graffiti suggests 1712), patched and just about satisfactory, although it has a couple of cracks in it now.*

*The chancel roof was recovered in new Welsh slate in 2001 (as was the nave), which involved replacement of the parapet gutter linings leadwork at the same time. The slating is in general good order. We noted at the last inspection that the chancel parapet gutter was narrow and blocking. This was widened by cutting back the eaves slate overhang and adjusting the lead gutter lining in 2017.*

*The slating on the Lady Chapel dates from 1925 and is okay apart from some slipped slates due to intruders.*

*Nave parapet flashings were attempted to be stolen in 2016.. They were repaired and previous loose parapet flashings repointed in.*

*The leadwork of the roof over the former organ chamber installed between 2000-05 is in fair condition. The previously reported loose parapet flashings have been repaired.*

*The felt roofing over the choir vestry wasn't inspected.*

*Felt roofing over the Parish Hall circulation link has been repaired along with some of the joists and rooflights replaced.*

*The roof covering over the Parish Hall is getting close to its time and will need replacement soon. The connection of the hall corridor roof (at the wcs) to the Lady Chapel/Nave east wall has been improved. But it's original design creates a damp trap which shows itself inside and has begun to affect the internal condition of the church.*

*Rainwater goods have been renewed in recent years. Some painting and repairs needed.*

## **WALLS**

*Little remains of the historic lime pointing of the building. This has had a series of visits in cement in the C20th which has significantly spoilt the appearance of the building. It has also led to deterioration of some of the bricks. It is not too late to save these elevations by a wholesale repoint in lime. The appearance would be like that behind the rainwater downpipes, which have been repointed in lime in the recent past. It would really lift the building and preserve it for generations to come.*

*There are significant gaps to the outside edges of the window surrounds. There is also no shelter leadwork/coating to the crowns of these.*

*There was a round of stone work repairs in 2008. The sandstone quoins have iron nodules and will continue to decay. There has been a loss of face to a couple of stones at the tower in 2014. Falling from quite a height and the capacity to endanger life. This was followed by an inspection from a cherry picker by a Local Authority structural engineer and a further loose stone face was removed. The visual inspection from the ground with binoculars during the QI hasn't revealed any further likely loose stones. But the steeplejack report does identify some. The church should prepare itself for significant expenditure here.*

*The high level balustrade at the N and S of the chancel of the church above the chancel was in in poor condition and repaired in 2017 by repointing and stitching some coping to the balusters. There are still some future repairs wanted but it will do for now. The east end of the chancel has open joints and will probably need a bigger repair visit in 5-10 years. The open joints are allowing vegetation to settle and they will break the stones in time if not kept under control.*

*The stonework of the oval windows below the balustrades are in poor condition - there is significant damp inside at these positions.*

*There is damp also at the east end wall of the Nave/Lady Chapel junction (see roof section above). Caused not just by the flat roof junction (now improved) but probably as a result of the enclosure of the wall at lower level to form the wcs. The removal of the backs of the wcs partition may also provide information on damp issues. Though it is hard to see what can be done other than redesign the kitchen and wcs.*

*The glass is reasonably well protected, although there are some broken parts to the clerestory over the chancel. Panel doors to the outside escape routes are beginning to come apart.*

### **INSIDE**

*The decorative finish is being kept up apart from the chancel walls at high level which remain in poor condition. The ancillary rooms are in fair condition and have been updated. The South aisle remains a store of relocated pews. Heating and electrical services are ok. The chancel is now hardly used though it is the only direct way into the hall from the nave. The nave has a mixture of pews, and chairs at the front, the pews relocated to the Lady Chapel to make way for chairs, await their relocation as part of a reordering scheme.*

*The church has a growing community, it is vibrant and forward thinking. The management of the building condition and repairs is in hand and there is a strong desire to make the building fit modern worship and its secular activity whilst respecting its historic fabric. Stockton Parish Church is not only an expanding church but also plays a very important role in the civic life of the town. It is vital that the aims and ambitions of the church can be supported.*



## 7.0 CONDITION AND RECOMMENDATIONS

*The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.*

*In section 8 the same priority items are re ordered into their priority categories.*

*A- Work requiring urgent attention,*

*B- Within 1 year*

*C- Within 2 years*

*D- Within 5 Years*

*E- A possible improvement or item to note*

*M- Routine Maintenance or monitor/watching brief*

### 7.1 SERVICES

*The log book was not available at inspection.*

- **Water:** service reported to enter from the east. Stop tap position unknown. Sinks and toilets in wcs and kitchen.

**Recommendation:** none

- **Foul drainage:** connected to system within the highway drainage.

**Recommendation:** none

- **Surface water drainage** is split to the North and South sides. A survey was carried out to the north in 2007. System unknown if it drains to the highway drainage

**Recommendation:** none

- **Lightning conductor:** Upgraded in 2008. Lightning conductor not attached to flagpole. Flagpole support beam rusted. Taylor Hastwell have been contacted to carry out flagpole removal and test system. Checked in 2016

**Recommendation:** none

- **Electricity:** underground service to consumer unit in rear lobby. Tested 2021. No faults

**Recommendation:** none

- **Lighting:** last rewire date unknown. New light circuit and LED lamps in Nave. All other lamps updated to LED

**Recommendation:** none

- **Sound system:** the church has two systems: installed 2012 for speech- now gone and 2013 for music. Installed and maintained by the church. Speakers have been upgraded  
**Recommendation:** none

- **Intruder system:** the church has two zones of PIRs and door contacts. Annual service supplier being reviewed. System upgraded in 2018

**Recommendation:** none

- **Fire Detection:** break glass points within north east rooms for upper room occupancy. Fire Risk Assessment has been carried out by Local Authority. They have confirmed that the upper rooms are ok to use.

**Recommendation:** none

- B PAT:** PAT tested in 2013. High load items e.g. kettles visually inspected and tested every 3 years in accordance with HSE guidance.

**Recommendation:** carry out test

- **Heating:** The church and hall had separate gas fired boiler systems. A new boiler and heating pipes were installed in 2011 to serve the whole building comprising finned pipe runs in floor ducts with a mixture of new and reused radiators within the building. The office has its own combi boiler system.  
There are problems with the boiler that are being attended to and it was due to be recommissioned in September 2015 (works now attended to). The system is checked annually.  
There is no heating to the Lady Chapel.

**Recommendation:** none

- **Hall heating:** The Hall is heated by fan convectors and its ancillary areas by radiators. Served from the boiler within the kitchen area. Tested annually.

**Recommendation:** none

- **Gas meter:** in chamber on northern boundary of the site. Smart meter installed.

**Recommendation:** none

- **Bells:** Twelve, in tower, fixed in steel frame and able to be rung. Ten were rehung and recast by Taylors in 1953, using original inscription bands and two added in 1983. Serviced by bell captain. Durham Ringers also overhaul. Last looked at in 2019.

**Recommendation:** none

- C **Clock:** By Thwaites and Reed, London 1832. Adapted to electric winding.

Externally the timber surround to the clock face (there's only one, facing the market) on the south side is decayed (reported in last QI). There is a risk of timber falling if fixings become loose-see steeplejack report in appendix. The clock face and numerals are fading. Serviced 2020



**Recommendation:** inspect and repair surround, repair frame, redecorate dial

- **Organ:** Pipe organ by Peter Conacher of Huddersfield, brought to the church in 1982 from, Stratford Road Baptist Church, Sparkbrook, Birmingham. Used occasionally, some sticking keys. Has had an annual service recently. Aluminium foil to the pipes looks awkward.



Entry form The National Pipe Organ Register (NPOR)

### Durham Stockton-on-Tees, St. Thomas [N04211]

Anglican Parish Church  
Grid ref: NZ4419  
Survey date: 1934  
Organ replaced



#### Builders

**1900** [Hope-Jones Organ Co](#)  
Replacing an earlier organ or organs; job 160; Norman & Beard Order Book 7, page 15, job HJ160; drawing; records indicate the first organ here dated from when the church was first consecrated in 1712 "[it] has a good organ" (Hutchinson 1794, History of Antiquities in the County of Durham, [1823] III, 199) and Faculty 3/10: 1759: placing organ in church;

**1934** [Summers & Barnes](#)  
Rebuilt; date from BOA;

**1948** **Unknown**  
Faculty 3/3150; 1948; New roof, organ etc [unclear as to what work to the organ this refers -Ed];

## Cases

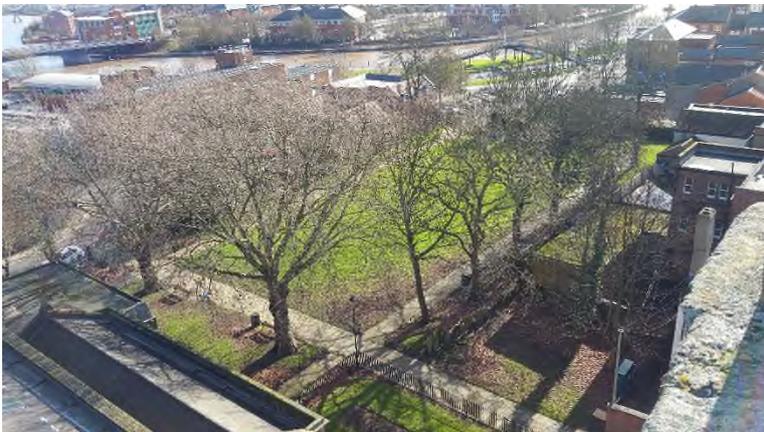
Position **in high level East end chamber** Type **behind grilles**

**Recommendation:** none

- **Rainwater goods:** - inspected annually by maintenance agreement with roofing contractor.

**Recommendation:** none

## 7.2 GENERAL



**Churchyard:** is closed and the responsibility for maintenance lies with the Local Authority.

- **Trees:** a very large number of mature trees. The trees within the curtilage may be subject to a Tree Preservation Order. Trees – Inspected recently by LA but results unknown. The LA do trim the trees.
- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.

**Recommendation:** none

- **Wheelchair access:** there is level access from the road through the entrance gate into the west entrance. From there, there is level access up to the chancel steps. All satisfactory.

**Recommendation:** none

**B** **Fire matters:** Stockton Borough Council produced a Fire Risk Assessment in c.Feb 2016.

**Recommendation:** Carry out recommendations of the Fire Risk Assessment. Maintain annual testing. Include an extinguisher schedule in the church H&S policy document

**D** **H & S policy:** Document not reviewed at the inspection.

**Recommendation:** add extinguisher schedule

- **Insurance:** The church is insured by Trinitas.

**Recommendation:** none

**D** **Asbestos:** An inspection has been carried out and the register was expected in September 2015.

**Recommendation** recommended works were carried out 5<sup>th</sup> October 2015. Create an Asbestos register.

- **Bats:** None reported.

**Recommendation:** none

### **7.3 WORK SINCE LAST INSPECTION:**

The logbook was not available for inspection. Test certificates for electrical, lightning and heating installations were being secured.

#### **TESTS**

Electrical: Tested in 2021. No faults.

Heating: Test certificate expected in 2011.

Lightning: Last tested 2016.

Extinguishers: Annual testing to be recommenced.

Organ: Annual service.

#### **REPAIRS**

The priority list of the 2010 QI was reviewed and the following has been carried out:

Replacement of failed lamps.

Establishment of asbestos register. This was due in September from MDS Environmental Services Ltd in Stockton.

*Upgrade of distribution panel.  
Updating decorating.  
Routine roof and rainwater goods maintenance.*

Since the last QI the following have been carried out:

2015

Asbestos works

2016

Repair of aisle parapet gutters due to theft

New leadwork to roof of office and stair

Replace stolen roof flashings,

Refix nave lead ridge,

Replace stolen hopper heads, pipes and shoes,

Replace broken nave and lady Chapel roof slates, addition of anti-climb paint.

Tower condition steeplejack inspection in April by Taylor Hastwell and lightning inspection. See report at appendix

New light circuit and LED lamps in Nave. All other lamps updated to LED

2017

Chancel roof repairs: gutter widened; balustrade repairs and repointing; hall link roof recovered and rainwater goods renewed.

2018

Intruder system upgraded

## **7.4 FABRIC INSPECTION**

### **TOWER INSIDE**

**C** *Flagpole support beam rusted. All four of the four finial tops in metal are rusting and the North East pinnacle is leaning slightly. The tops of the parapets have bitumen coating, and this is breaking down and there are a couple of open joints to them. They could do with repointing. The sides to the parapets are rendered and there are some cracks to it, although historic. The lead roof appears original and is much patched but is in fair condition it has a couple of cracks that need patching. There is a redundant lead covered hatch in one corner. The parapet gutters have nothing in the way of a step to them and they are slightly catching water. However, they seem serviceable enough and will be able to understand that better by looking at the underside.*

Lead roof is serviceable, old and patched, the mineral felt patches on the ridge look newish, all the flashings are all in place. The parapet lining in render is slight cracking but it



alright, the parapet capping is ok, some open joints. there are some weeds growing in it in the corner. The pinnacles look alright, the NE continues to lean out.

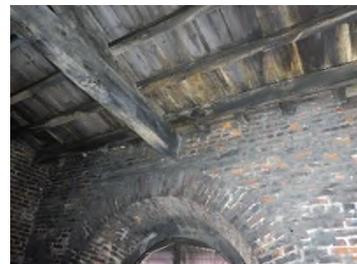
**Recommendation:** *paint beam (or remove if flagpole no longer retained, patch up wall top bitumen, repoint coping open joints. Plumb up the leaning finial.*



**C** **Belfry:** *The boarding to the ceiling shows some sign of water penetration but is reasonably sound. There is some light softness to the outside of the boarding but will be okay. There is one major truss across the width and this seems fine. This holds up the rafters, which are effectively purlins, and these seem okay into the walls.*



*The walls are in brickwork and these seem to be in good condition. Mortar pointed and sand cement works in the past but generally holding up okay. The windows have glass fibre louvres to them and these are beginning to wear and there are holes to the stone framework around them. These look as if they could do with remedial stonework around the frames. There are sound deadening boards to the windows so it is not possible to see condition here. These are in hardboard, just about okay.*



*Half landing at the foot of the stairs is covered in dust and needs sweeping up. This area looks down onto the bells and it can be seen that they are in a good painted frame in reasonably good condition. Lumber sat on top of the steel frame could be removed.*



*I can see the timber beam is supported across the top. This has been cut out. Steel frame bearing looks okay. There is some other lumber around here and some evidence of pigeon nesting and eggs on the ground, probably accessed from the deadening boards.*



*Descending to the bottom level. Intermediate stage floor. Loose spare pipework in the corner of the room. Bell hatch part made out of plywood sheeting and broken down.*

Ceiling looks ok but a bit gnarled, timbers are alright, no obvious cracking in the walls, the louvres are glass fibre and they seem ok, there are some open joints around the masonry heads as before, looks like fibre board sheeting providing the sound deadening that are a bit damp and buckling slightly but they serve. All the bell frame steel work seems to be ok. Some pigeon feathers and a bit of egg shell. Is there a problem with the louvre guarding (steeplejack says so) or remains from the past? there doesn't seem to be a bird in there, maybe it is windblown stuff.

**Recommendation:** *remove deadening boards, inspect louvres and guarding to omit birds, formulate repair needs to window frame stonework, sweep up stairs and landing, repair bell hatch trap door.*

**D** **Deafening chamber:** *The ceiling timber beams do not connect with the walls and they are supported on new steel beams, suggesting this floor level has been changed. The walls are lime washed brickwork and the lime wash is coming away mostly to the West and North.*

*The floor is in fair condition, timber boarded, although it has a lot of pigeon feather and dust on it. The room contains blower mechanism and also the clock mechanism which is behind cupboarding. There is a mezzanine level providing access to the clock mechanism. The platform is just about okay. To the left of it, there are some old bricks and lumber and these could be removed. There is also some redundant clock weight mechanism in one corner of the room. Lit by a solitary lamp without a shade. Service conduit – metal. This room leads onto the nave roof void.*



The floor is now supported off steel beams. Walls are brick with lime wash that is dusting off a bit now and the floors have got a bit of dust on them, but they are generally alright.

On a mezzanine is the clock and that all looks ok, some lumber around the room which could do with clearing out.

**Recommendation:** *sweep up*

**C** **Ringling Chamber:** *Ceiling cuts across the springing line of the West window. The arch looks in good shape. Ceiling has some woodworm activity, although I think this is probably historic. Walls are brickwork and painted. Some loss of paint in minor areas. Below that a dado level of timber boarding which looks okay. Carpeted floor which is fine. Clock weight mechanism cupboard contains bits of lumber and weights*

and could do with being cleared out. There is also a cupboard on the East side containing various old pieces of things, tools I think and old pamphlets. There is a bay window seat at the big West window which has got various bits and pieces on it and could do with clearing up. The window is in obscure glass apart from the ventilator which is partially in clear. The window has been curtained with clear plastic sheeting and this is ripped. The room contains a distribution board, two fluorescents, one twin tube, and a couple of plug in heaters and fire extinguisher.



No change.

**Recommendation:** check if woodworm is active, sweep up, repair sheeting to window

**D** **Spiral Stair:** This is wholly cement pointed but now painted out white. The stairs are slightly worn with some concrete toppings but these are okay. The door to the ringing chamber does not latch and it is being held by a piece of cardboard. The knob itself is loose as well. Single glazed lights to the wall, which are in good condition. They have little lead covered sills which are quite nice. Some salting to the lower walling at the base of the steps on the Western side, and one of the newels which connects to the central newel is eroding slightly.



No change

**Recommendation:** fix door latch and knob,

- **Tower lobby:**

- Ceiling – painted plaster is okay. It has a bell hatch which doesn't look usable.
- Walls – look to have had remedial damp works as they are partially boarded at what looks to be a damp line above the dado panelling. The plaster surface has broken down in time and been redecorated. The nave archway opening plaster is coming away. There is a hairline crack at the archway to the entrance, showing on both the inside and outside. Open joint to the S window. At the N it has damp showing at the top of it. The W wall containing the double doors looks okay though the decoration has come apart over time
- Floor – solid- ok
- Doors – good condition, some scratches and graffiti. The slave door bottom bolt drags on the floor. The doorway has a temporary aluminium

*ramp. The tower lobby are okay though they are held back by an elementary chain.*

Bit of cracking to the arch on the W right at the apex, hairline. Same as last QI. The decoration is breaking down.

**Recommendation:** none

### **TOWER OUTSIDE**

**C** **Tower:** *The following describes the quoin, brickwork and window condition. There are various defects that are identified but these should not be considered all the defects applicable to the tower. A close up examination has been done – see appendix.*

*The tower has been patched in cement and this is failing, spoiling the stonework and brickwork. There are multiple open joints and some cracks. Two windows have (slightly) dropping arches affecting the brickwork above.*

Reviewing the steeplejack report we can see that previous repairs are failing, bricks and stones are eroding and cracked. Of greater concern is the failure of two of the arches in the tower at the belfry level, one of which has been wedged up with timber in the past. There is evidence of the brickwork above it beginning to drop.

Repairs are wanted particularly as this is at the entrance to the building and part of the circulation around the War memorial.

**Recommendation:** carry out repairs to tower

#### **East Elevation:**

**Upper stage** - *The quoins on the SE look okay, as does the NE side, perhaps a crack at the uppermost on its N face. There has been some cement pointing shouldering to some of the stones midway down. There are fissures to a couple of the stones. Walling, has been cement patched in the past. Perhaps slight radiating crack coming from the top of the arch, although filled. The arch itself looks okay. One of the stones is spalling on the Southern side. The window has a central timber mullion and this probably holds up the glass reinforced plastic louvres. There is evidence of pigeon droppings on the cill, suggesting they are nesting there. The window frame has been patched in cement.*

**Middle stage** - *Plenty of open joints on both stages of this elevation. Bird marking on the Southern quoin suggests perching.*





**North Elevation:**

**Upper stage** - This elevation has the copper down tape. The NE quoin has been commented on above.

NW quoins- vertical crack but perhaps a joint to the uppermost. The quoins themselves, as you come down the wall, look okay from this elevation. I haven't seen the return yet.

Looks to be some water staining off the parapet coping. The walling has been cement pointed at high level and there is obviously some loss of brick material there. Looks to a change of colour of brick at that point above the top of the arch. Discoloured panel of brickwork below the window cill, probably a wash off the former metal guards to the belfry window. The window frame has been patched but looks okay. Timber face to the middle mullion has been decorated and has got some bolting through to hold the louvre.

**Middle stage** - Slightly obscured from trees. The Eastern side of the brickwork is in poorer condition. The string course looks to have no lead overthrow to it and they are not continuous. The brickwork is quite recessed in places. NE quoin has open joints at the string course above it. The quoins themselves look okay but have had cement patches. Spalling to the topmost doubled quoin. The remainder appear okay. Brickwork is more eroded to the East side.

This stage has a string course running around which has a lot of water run off on the face of it so there is no leadwork on the top. The brick panel below it is generally sound, although it has been cement pointed. The oval window above it has been patched in the past and there is no shelter to rainwater that sits on the top of the arch.

**Bottom stage** - NE quoins have nodules in them so there are some recessed pockets in them. However, the stonework itself is generally sound. It has been shouldered with cement which won't have helped it in the past.

Quite a lot of wear to the brickwork or loss of pointing up at high level above the belfry windows, the belfry masonry surrounds are cracked, the string course below it is looking

as if there are open joints and there is also a plant growing out on the W side.

Some open joints underneath the coping, some plants growing up in that now just where the leadwork is, there are quite a few open joints now, windows look much the same.

Clock face surround is undecorated and rather rotten now and the minute hand of the clock is waving around in the wind a bit, below the clock the wall has been repointed in the past in cement.

**West Elevation:**

*Upper stage - The obelisk looks okay. There has been some replacement of the cornice in the past and there is a gap at the junction of the Southern obelisk.*

*NW quoins have birds perching on them and they are quite sooty now. There has been some patching to the quoin underneath the cornice. The third down has quite a wide open joint suggesting there might be something structural up there.*

*SW quoins: upper has had cement repair which is not coming away but it is shrinking back a bit. About a third of the way down, one has been repaired with cement in the past. About two-thirds of the way down, one Southern face is missing.*

*The arch to the belfry has dropped and looks as it has been stiffened with a timber wedge. As a result, the brickwork above it has dropped slightly. There are some major open joints above the arch. Either side of the archway, the brickwork looks okay. The arch stonework has some open joints, as does the cill.*

Pigeons at the bottom of the louvre. N W corner at high level just below the parapet stone breaking away.



**Middle stage** - Unlike the other sides, this stage goes down to the ground and it features the pedimented central window and entrance doors below. Horizontal string course has some open joints. There is a shrub growing on the Southern side. The NW quoins have been cement patched. There is an open joint to the side of the brickwork a quarter of the way down. The SW quoins at the top are eroded. A small piece has come out of the third one down at the corner. This looks to have been previously repaired with cement. About an eighth of the way up, there has been some cement shouldering to the top of the quoin and this looks to be breaking down and is itself breaking the edges of the stone now. The rest appear okay.

The central brick panel has been repointed but the upper section above the pedimented window hasn't and this is showing up differently to the rest. The pediment itself has water penetration and perching birds. The glass looks okay. Erosion to the left-hand shoulder as it joins the top of the pilaster. The arch surround is okay, although it could do with a lead shelter on the top because there is some water penetration, particularly on the Northern side. The Southern has been replaced in the past. At low level the dressings are eroding, although they will do for now.

**Dado stage** -Below the lowest string course, the stonework itself is eroding and looks like it could do with deshaling and seeing how far that deshaling goes. On the South side, there have been some stones replaced here.



**South Elevation:**

**Upper stage** - Open joint at the cornice. Obelisks look okay although there is an open joint to the Western one. Two SE quoins have come apart at the third and two-thirds down. The remainder appears okay. At the SW quoins, the top one has been cement pointed around the doubling up. Also a cement one a third of the way down. Generally look okay though. Brickwork at high level is spalling quite a bit. This is actually at the parapet line, interestingly enough, I wonder if that tells a story? The window arch has dropped so there is some hairline cracking going up it, and the window surround itself has open joints. The cill is also broken in a couple of places and this looks like it will drop.



**Middle stage** - The string course is broken in the middle. It has had a replacement here in the past. The Western quoin top looks more heavily eroded but I think is sound. The rest of the quoins look okay. The SE quoins look okay. The brick panel is generally alright. There appears to be a lighter coloured square of it just bigger than the current clock surround. There also looks to be some vertical joints. This is possibly just poor build. It looks like a bigger opening has been infilled in the past because the bricks don't seem to line through properly.

**Bottom stage** - String course looks okay. The SW quoins have been cement topped like all the others. They look okay and the bottom part has had some replacement. On the Western side, some suggestion of parting in two places and some cement repair to them. The gaps aren't anything to worry about but are an interesting construction joint. One of the quoins above the plinth has been badly cemented up and the ones below the plinth are in fair condition. This elevation has lightning conductor wire coming down it. The brickwork panel has been badly repointed just under the string course. Below that, the general panelling brickwork is fair, although there is some erosion to the lime pointing. The oval window has some water damage over the top of it and looks as if it is spalling at the crown.



## ROOF COVERINGS

Notes made from looking down from the tower roof and walk over the nave roof at the inspection. The recommendations for Wall and Rainwater Goods defects are identified in their respective sections.

- D** **Chancel roof** – The rear of the decorative panel holding the cross has open joints, a S corner stone is eroded. Open joints to the rear of the water table forming the gable capping. The ornamental balustrade looks to have open joints. The box gutter lead flashing has horizontal surfaces that appear not to have been pointed in adequately. The overthrow of the slates has projected too much into the box gutter and so it is impossible to inspect it properly. This looks to needs to be completely remade however, it is an almighty task to do this. Where the slating abuts the gable there is a lead secret gutter and there looks to be damp beyond that on the horizontal raking surface of the water table. This may explain the damp on the inside. The flashing also wraps around the foot of the gable and this might be a weak point. The bargeboard facing W is undecorated.



The chancel W facing wall in brickwork with lime pointing, is okay. However, the flashing to the nave roof is in cement. It looks like the returns of the cornice have open joints as they abut the brickwork.



Since last QI the balusters have been repointed, and chancel gutter widened and reflashed. Paint is still wanted on the W bargeboard.

**Recommendation:** redecorate bargeboard

- **Vestry roof:** three bays of leadwork with flat topped coping. This all looks okay.

**Recommendation:** none



- C** **Outer Lobby:** Flat roof, not able to be seen. Possibly felted

**Recommendation:** establish condition

**B** **Nave roof:** Slating looks okay. This leads into lead box gutters. They seem fine although they do have cement pointing to the coping. The lead ridge looks okay, as do the copings.  
The roof has lead ventilators and access to gutters by roof lights.



There is a split at the W end in a patch which needs repair.

**Recommendation:** repair split



**C** **Nave roof void:**



Salting showing on the rafters, particularly on the Northern side. Also, significantly at a collar across truss number 2 from the doorway, plus number 3 equally is salting and there looks to be some rot to the purlin as well. The condition of the rafters looks dramatic but is a cause of drying out? The third rafter in from the doorway has rot to its underside. This looks like it should be looked at in the future. An assessment is needed of all of the structure here. There is some woodworm to the base of the kingpost trusses, and it is not known whether that is still active (no mention of this in the 2010 QI). The aisles have had insulation placed over them, as have the nave, approximately 200mm thick. The West wall of the tower can be seen here and this has salting to it. The purlins do not go in very much and are bedded on timber in once instance

*and that is crushing slightly. The rafters look to have been packed up in the past and there has been a repair on the S side which looks a bit ham-fisted. There is also a plaster line that shows that this roof has been raised and also the old purlin sockets. The roof has been re-felted with a blue underlay. Ladders to the roof lights give access to the box gutter.*

*There is such a lot of salting of purlins and rafters so it is difficult to understand if these are old leaks just drying out, (which is probably the case). The last QI says that the rafters were cleaned up during the 2008 repairs so this salting is probably the wetness drying out.*

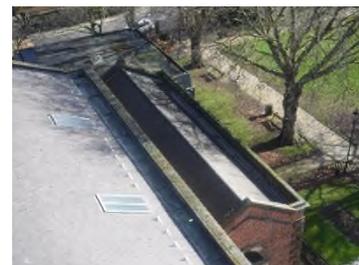


Salting seen at the last QI is still here. I do wonder if, because the roof covering has been renewed that we are seeing the wet in the structure from that time. The roof covering has ventilations up the slope and continuously at the ridge suggesting that ventilation has been introduced to assist drying out the roof?

so maybe we are just looking at historical damp problems and it is drying out. Only a specialist inspection will tell.

**Recommendation:** procure specialist investigation report on timber condition, check records to see if woodworm treatment has been carried out, repair rotten rafter

**B** **Lady Chapel:** *The slating seems okay. That leads into lead lined box gutter that on the nave side has a split fall both W and E. The S side, also split fall drains into chutes and hoppers on the S elevation. The copings look okay although there seems to be an open joint on the W facing water table.*



Half round ridge tiles, their joints are ok, the S slope has some damaged slates from when somebody climbed up in the box gutter so there is a few cracked ones, the leadwork looks generally all ok. The abutment flashing to the E is cockling slightly and cracked but of no consequence really, it just looks like it needs some running slate repairs rather than anything else.



**Recommendation:** repair loose and broken slates



- **South Aisle: ok**

**Recommendation:** none

**M Parish Hall:** The flat roof material is coming the end of its life and has been repaired and has about 5 years left.



**Recommendation:** monitor

**C Parish Hall Link:** The condition of the lower roof (which is the roof above the hall corridor) was in very poor condition. It was inspected insitu in January 2015. The felt covering had been patched over the years and was failing. Water ingress has caused decay to the boards support the felt. Some were collapsing under foot- particularly at the eastern end. The roof lights were also in poor condition.



The hall extension encloses the SE corner of the church and by doing so, has enclosed a former external nave and aisle walls and the lower part of their pictorial glazing. This has created damp problems within the church. See also Rainwater Goods section for comment on rainwater goods at this location.



The slot space is guarded from leaves by chicken wire screens which did not excluding all leaves.

The flat roof was renewed in 2017 and new rooflights installed. The guarding to the slot space was also improved. Cows have been broken

**Recommendation:** repair cowls



Boiler room: felt roof with blocked parapet gutter causing staining inside. blockage cleared at inspection.

**Recommendation:** keep up routine maintenance. Consider a balloon wire guard to keep away balls and bottles.



## **RAINWATER GOODS**

**C** **Tower:** There are two rainwater pipes on the east elevation taking the roof water. Material? Looks like cast iron, the N has a crack at collar at the third length down. S has rust stains at the collar of the hopper, as it does to the downpipe itself in the middle section.

**Recommendation:** redecorate



**B** **North aisle:** Both N and S downpipes replaced in cast iron in 2008 leaving the lead hoppers in place. The lead pipe spigots buckled and partially blocked them but were released soon after. The shoes discharge above ground now so that the downpipes can be easily seen if blocked when raining.

The east end downpipe appears ok but its exit on to the Vestry roof couldn't be checked.

**Recommendation:** check E downpipe exit





- C** ***South Aisle:** Rusting to collars at E end. There is a chute that seems too high from the hopper below it. This hopper goes down below and we know that there is a problem there with the cut out of the roof of the parish hall. The down pipe passes through the gap between the aisle and hall kitchen and the drainage at this point should be better understood. This was reviewed in 2017 and the pipe discharges to a below ground drainage system.*



***Recommendation:** check in rain that the chute discharges into the hopper, redecorate pipe.*

- C** ***Chancel:** North and South- The downpipe in grey looks okay. The hopper head is rusty. The chute into it doesn't look as if it is fully formed in the opening.*

***Recommendation:** redecorate, arrange for close inspection of chute and gutter*

- C** ***Library:** The downpipe is a bit rusty at the hopper head and the pipe doesn't quite miss the gully.*

***Recommendation:** redecorate, reposition over gully*

- B** *Lady Chapel: west elevation- Roof discharge is high for the hopper. The downpipe looks to have some staining on it, suggesting the collar is leaking below the hopper, although it is running okay. It could do with being repainted.*

*South elevation- The W downpipe is blocked at the hopper. The pipe itself is rusty. The E end downpipe is working but the collar joints are poor.*



**Recommendation:** *check in rain that the chute discharges into the hopper, repaint downpipe. Unblock downpipe.*

## **WALLS**

### **WEST ELEVATION**

- C** *South Aisle: Open joints at the raking water table and there is a crack at the bottom of the slope, open joints in the brickwork and cracking to the string course. The arch has been repaired and there are still signs of the previous cracking there and the open joints need to be pointed up.*

*The junction between the wall and the window surround has cement mortar coming away on the S. The quoins to the SW corner generally are okay but there are open joints at the very top of the return that needs remaking. There are open joints to the string course as well. Walling is reasonably fair. The window leading looks okay.*

**Recommendation:** *repoint watertable, window frame and repair quoin*



- C** *North Aisle: Open joints on the raking coping. Its foot has been rebuilt. The returning cornice has cracked in the past. Against the tower, the large ashlar block at the top has quite deeply eroded joints. The smaller one below it has eroded significantly.*

*Where a lightning conductor tape has been in the past, it has been pointed badly around and that needs remaking.*

*The upper part of the wall is heavily cemented.*

*There are some areas of erosion to the stonework. Below this, the string course has some open joints. The quoins to*



*the N are eroded at high level. There is some deep erosion to the top part. Those below are okay but as they abut the brickwork there are some gaps to them. The plinth is okay. The S quoins have been commented on at the tower section. There has been a diagonal crack above the window arch, repointed badly in cement. There is also some slight suggestion of brickwork movement to the left of the arch. Part of this brickwork is a penny struck joint, although that is not typical of the whole building as repointing has been carried out and lost the original.*

*The window surrounds against the brickwork are slightly open, and that is bound to be the case at the heads as well. The mullions are eroding at the foot where it joins the cill.*

**Recommendation:** repoint water table, window surrounds, consider stonework repair

**NORTH ELEVATION**



**C** *Aisle: The cornice has open joints. It is bedded on a lead course and its bedding is coming away in many places. Open joints and some probable movement above the upper brick band more at the W. The string course has open joints. These are perhaps more at the Eastern end. Below the string course, the quoins appear okay apart from some holes in them.*

*The walls generally are in reasonably condition and repointed where the downpipes are in a very hard lime mortar and the contrast is remarkable when the remainder of the walling is looked at. There is some localised brick loss at window surrounds. At low level there is a stone plinth which is generally okay.*





The window surrounds, where they join the brickwork, have loss of pointing revealing gaps at least 6 inches deep and this must be contributing to the damp showing on the inside. The crown of the window surrounds need inspecting for water penetration.

Above the middle arch there is suggestions of cracking, particularly windows 3 and 5.

Window 3 particularly, has lost its pointing to the side of the window frame and generally they have very fine joints to the mullions which are open.

There is a crack running down above the penultimate W window.

There are three ventilator grilles.

Above the outer lobby, there are three strip lights made up of single glazing with rusty horizontal support bars. The middle has broken glass in it.

Erosion to the quoin stone to the junction of the tower.

**Recommendation:** repoint open joints, inspect crowns of windows, repoint window surrounds, repair broken glass,

- **Outer Lobby:** Entrance doorway surround has had repairs in the past. The arch at the springing point is beginning to crumble. No action necessary now. Above that, the string course has open joints. There is a small flat roof above it. The walling has been botched but is generally sound. There is a small rusting metal pipe – establish if this is redundant. To the right of the porch is a brick stack former flue?



**Recommendation:** none

- C **Boiler Room:** A more recent addition. Flat roof – condition unknown – has a stone entablature with cornice. The brickwork does not match fully and it is all in cement but at least it is all clean. There was a lead flashing over the doorway that has been stolen. Also, on the Eastern elevation. The door itself has some broken ventilators and an open joint to the right-hand side of the doorway.



**Recommendation:** replace flashings, repair ventilators, repoint remove last of the lead over the boiler doorway and point up, provide tilt fillet on ashlar frame



**C** **Chancel:** The balustrade that sits on the wall head has open joints to its coping. There is some erosion to the balusters, noticeably where there are joints. This is leading to them wasting away. The massive pilaster at the NE corner looks sound, although there are some slight open joints above the hopper. The frieze has open joints. A lot of green algae of the surface of the frieze. It is likely that the decay in pointing and material failure is leading to water ingress into the wall head.



The brickwork has been repointed over time. The lower panels are more eroded. It has three clerestory windows, two of which are visible, and these have damp showing on the inside although there is no clear evidence of that on the outside, albeit that there is a diagonal crack in the brickwork, leading down from the hopper. The glass close to the first hopper is broken in four panes. Also, the second has some broken at lower panes.



Balustrade repairs were carried out in 2017.



**Recommendation:** repair oval window stonework, repair glass,

## **EAST ELEVATION**

This comprises two parts: Church and Parish Hall.

### **Church**



**C** **North aisle:** *The coping and string course has open joints. The brickwork below appears okay. The NE corner has a horizontal crack in the joint of the two frieze corner quoins suggesting slight structural movement- see cracked brick close by.*

**Recommendation:** *repoint and monitor crack*



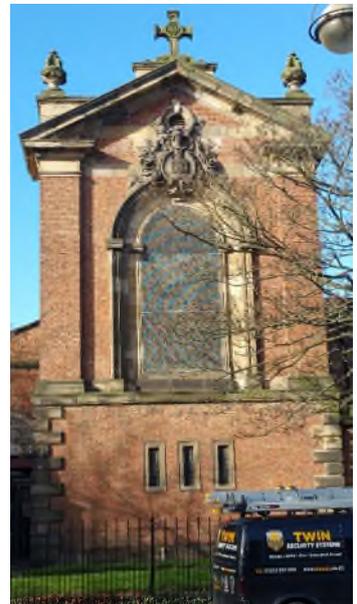
**C** **Chancel:** *Heavily ornamental façade. Formed of a broken pediment with brick pilasters. Above the pilasters are two urns. On their platforms are, open joints where there is water washing through, eroding the moulding underneath it. There are open joints to the raking pediment and a plant growing in a joint. There is also erosion to the bases of the pediment as they sit on top of the pilaster on both sides. To the right of the S pilaster, there is efflorescence on the brickwork and the joints are rather dark so I think that there is probably water ingress there - perhaps gutter flashing failure. This was repaired 2017*

*The wall has horizontal ashlar stone band at the eaves and this looks in fair condition.*

*There is a large cartouche above the arch and this has open joints horizontally. Above that, a small circular window with horizontal joints and provides a perching place for pigeons. The brickwork within the pediment has deep erosion. Below that, the general brickwork is okay, although it is slightly obscured by a tree on the Northern side. The upper stage features an arched window. There seems to be some slight drop of the arch showing some slightly opened joints, although they are very fine. The jambs look okay.*

*The glass is guarded with galvanized mesh.*

*The string course, which also forms the cill, has open joints. At the lower stage, the quoins look okay, as does the brick panel within it. There are also inset rectangular windows. These look okay. They have quarry glazing in them and it seems alright.*



Same as before, there is still some vegetation growing in the apex and that is probably because the joints of the

pediment are leaking, cartouche looks alright as do the window surround and guarding over it.

**Recommendation:** repoint open joints

- C** **Office:** To the right of the chancel is the office and the cornice appears okay. The windows appear fair. There is an open joint at the right of the lintel and a slight open joint at the junction to the chancel.

Mesh added to grilles to stop rats is apparently successfully. This side of the building has quite a bit more lighting and security to it now.

**Recommendation:** repoint open joints

- C** **South aisle:** This elevation is partially obscured by the parish hall. The gable has a raking coping. The water table and brickwork below appears okay. The string course has open joints and a chip out of it. The window surround has open joints on the arch.

**Recommendation:** repoint open joints



- C** **Lady Chapel:** Raking verge formed from a cornice moulding. There are open joints to it. At its foot, it returns to a corner pilaster. This has open joints and the moulding where the string course is looks as if it has a couple of big open joints in it. The brick panel above the string course, whilst eroded, looks okay. The string course has open joints and these are washing through. The brickwork joints below it are deeply eroded. The arch window looks okay, although there is a sense of a vertical crack above the arch, although it doesn't look structural. There is a cracked brick about three courses up.



Raking parapet ok as is the masonry below it, this is the junction between the aisles, which is the route for intruders who get a step up by standing on the gas vent terminal.

**Recommendation:** repoint open joints, anti climb paint needed

### **SOUTH ELEVATION**

- C** **South Aisle:** Open joints to the cornice. The brick band below it has five or six broken bricks. The string course below that has open joints. The brickwork is generally the same as everywhere else, over pointed with cement. The middle window has a suggestion of a fracture on the left-hand side and that pointing needs doing. This area to the top of the window shows settlement, historically, although it is okay, just needs repointing. Downpipe areas have been repointed in lime like the N
- The Western corner at high level has open joints at the quoins. There is also some slight salting at the double doorway.



**Recommendation:** repoint open joints

- C** **Lady Chapel (West elevation):** Raking cornice has open joints. The brick panel below it is okay. Slight crack between the two buildings. The door casing has been repaired in the past and it looks okay for the present.



Looks ok. Plant above the segmental head doorway.



**Recommendation:** repoint open joints, remove plant

- C** **Lady Chapel (South elevation):** Open joint to the coping. Brickwork panel underneath that okay. Brickwork walling looks alright. There has been some settlement at the Easternmost window, repointed, seems okay. The windows themselves look okay apart from some wasting at the bottom of the mullions and there has been some replacement to them.

The crack that is on the last E window, is running all the way up through the window and the joint can be seen at high level. The open joint at the cill was not repointed.

All ok apart from W window arch slipped slightly.

**Recommendation:** repoint open joint



- C** **Chancel:** The balustrade is suffering the same defect as the N side. However, the major worry is the whole of the SE corner at high level at the frieze where there are some open joints just by the hopper. The whole construction is so massive, there might have been some differential settlement at the Eastern end. The stonework frieze has some shaling at the middle pilasters.

The brick panel below it is eroded. The pointing is eroded to the underside of the cornice, although generally it looks sound. The decay in pointing and material failure are leading to suggest a risk of water ingress into the wall head. The balustrade was repaired in 2017.

The three clerestory windows have shaling stonework to their crowns, no doubt because there wasn't any water protection over the top of them. Their guarding is rusty in the centre section. The Easternmost looks most in need, as is the Westernmost, the middle could probably survive.

Some soffit erosion to the returning pediment coming round the corner and the tops of the pilasters, this is also where there was one open vertical joint.

**Recommendation:** repair clerestory window surrounds and glass, replace rusting guarding



- **Parish Hall – South Elevation**  
**Kitchen:** The brickwork looks okay. It has slot windows in and they seem alright. The lead flashings are intact.

**Recommendation:** none



- D **Parish Hall:**  
**West Elevation** This features double doors which need decoration. There are some open joints to the step.

**Recommendation:** redecorate doors

- D **Parish Hall: South Elevation** – some slight uplift to the metal side of the roof – perhaps this is an attempted theft? The walling itself is okay, as are the windows, although they are losing their paint at the cills.

**Recommendation:** redecorate windows



- **Parish Hall: West Elevation** – there are no gutters to this building so it drips off the eaves and runs down the wall, although there is no real problem to that. The area in front of it is a soil area and that is unplanted and not up to much.

**Recommendation:** none



- **Parish Hall: North Elevation** – looking a bit green on the brickwork, generally alright. The entrance elevation has been updated as part of the 2017 works.

**Recommendation:** none



## **EXTERNALS**



**M** *Externals:* It is a closed churchyard in the care of the Local Authority. There are few memorials left on the site and those that remain are in fair condition.



*There are mature trees to the W, E and S and these are understood to be reasonably regularly maintained, although the E are now beginning to scrape the side of the walls. Those that are at the S are close to the Parish Hall and could be affecting the stability of the corner, although there is no real evidence of that externally only the plaster cracking inside. The site has flagstone paving which undulates rather on the E side and has open joints. To the S of the site, there are gravestones that are stacked and this probably forms a small area of focus. It would be worth knowing if these are stable. Some are leaning.*





*In the SW corner is a rose garden and the town's War Memorial, which provides a very attractive compliment for the building. The High Street was re-landscaped in 2015.*



*The remaining areas are grass and this is kept up to date. The site is bounded by stone walls with metal railings. These are kept generally in good condition. The gate piers to the West are eroded but reasonably okay.*

**Recommendation:** monitor corner of hall, ask LA to test the leaning headstones

**INTERIOR**

**Gallery lobby:**

- Ceiling – plaster ceiling is okay
- Walls – nave panelled walls all okay.
- Floor – Flooring is a repeat of the nave.
- Screens – leaded lights are ok
- Doors - The three sets of double doors



**Recommendation:** none

**D** **Gallery:**

- Floor – ok
- Stair- The balustrades on the N and S are flimsy and have been retro supported in the past. One of the newels is lost its cap.
- The organ case is large and elementary, and the pipes have been covered in aluminium foil.
- AV desk has been introduced.



**Recommendation:** replace newel cap

- B**
- **Nave west lobby:** The lobby is formed from a timber glazed partition- the doors are jammed. Within the space is various decorating lumber. It seems to be a disused secondary entrance and is not a means of escape. If it is, it needs clearing out.
  - Also the electric distribution board separated by a lightweight hardboard door. The exit doors are bolted, padlocked and the panels are shrinking in their frames.



**Recommendation:** repair doors, remove lumber

**C** **Nave:** This section describes both the nave and the aisles



. Formed from arcades of six arches, that are structurally sound.

- Ceiling – flat, plastered and painted. Apart from a couple of small areas of missing and flaking paint, it is in very good condition. The aisle ceilings are fair, though there are some areas of loss of decoration. There is also a large water stain on the S aisle but it is not obvious from within the roof space what has caused this.

- *Walls - The arcade shafts are okay, as is the panelling below them, albeit this a bit scratched and knocked over time. The decoration is breaking down particularly on the N side by the bottoms of the windows and by the tablets as well.*

The furniture is all a bit of a jumble at the moment as they are resetting themselves, a lot of the pews are out of the middle now, these have probably found their way into the lady chapel, so the interior is a bit disjointed, it has now got a drop down screen, new speakers and repeater t.v.s. the speakers are on heavy brackets.

The flooring is ok, the occasional loose herringbone and crack to the solid circulation and some of the heating grilles are lifting slightly.

**Recommendation:** *repair loose flooring and grilles*

### **South Aisle**

#### **Walls**



**East** - *There is an area of plaster breaking down at the nave junction of the Lady Chapel outer aisle, probably as a consequence of the roof junction on the outside.*

*Some old plaster failing above the archway and there is a crack showing above the archway, but I believe this is historic again. This is where the pockets have been made outside when they added the hall. So the light below the window is diminished. There is also some damp staining showing round the side of the window frame, suggesting that the glazing into the frame is not tight.*

**South** – *There is a large crack at the second but one westernmost window above the arch. This is also replicated on the opposite side and has been reported in previous QIs.*

*Arcade to the Lady Chapel is ok.*

**West** - *okay*

D

## North Aisle Walls



### **West-** okay

**North-** water ingress at the bottom of the window reveals there's no obvious clue to this internally, but externally, the pointing around the window surrounds is breaking down. They have had some patch painting over the years, with slight hairline cracking but nothing significant.

One of the monuments has lost its pinnacle.

The panelling below it show some signs of damp. There are some ventilation slots but there is quite a build-up of detritus and paint around it.

### **East-** okay

- **Floor** – The floors are solid over the circulation areas aisle with a concrete finish. The pew areas
- are herringbone pitch pine on solid. They've been cleaned in the past but generally okay. The overall finish is fair. Towards the centre at the west end of the nave it been patched in concrete. Some blocks loose. The area in front of the chancel has a carpeted timber raised platform.
- There are heating grilles at the aisle positions and these are generally okay though some are slightly uplifted and rocking a touch and this could be seen to be a bit of a hazard.
- **Windows-** a mixture of pictorial glazing and obscure small pane glazing in the Palladian arched windows. They also have ventilators in the plain glazing. The glazing is supported by horizontal ferramenta of two different sizes.

- **Doors-** *There is an emergency exit at the Western end. The door panel looks to be coming apart and the door does not fit very well. Letting in a draught and has old-fashioned emergency exit signs.*
- *The nave and sanctuary lighting is made up of pendants that have two styles one in the nave, the other in the arcades*
- *There is a crèche area formed from pews in the South aisle. There is a piano and various band instruments, also stored in the chancel.*
- *The pews have been pushed up against the walls. There is an informal servery for hot drinks.*

**Recommendation:** *repair damp plaster, fill in cracks to walls and redecorate, fix loose floor blocks and set heating grilles level, repair doors, restore monument pinnacle,*

**D Lady Chapel:**



*Screened from the aisle with the WD Caroe open timber screen, now formed into a private prayer area and place of rest for some of the nave pews.*

- *Ceiling – The ceiling is formed by vaulting. Okay.*
- *Walls - The walls are as the north aisle with large windows within them. There is cracking to the heads of these maybe as a consequence of the rusting support metalwork that holds the Palladian arch lintel design together. Investigate further.*
- *the east end is a major area of damp, showing at the position of the wall level, which is likely to be a historic problem of the hall corridor flat roof connection between the wcs. It is impossible to look behind the panelling, but brickwork can be seen at a broken panel. It might be more feasible to look behind the wc partitions.*
- *Floor – continuation of the nave flooring- ok*





**Recommendation:** tidy up pews and repair panelling

C

**Chancel:**



- **Ceiling** – painted plaster- generally ok apart from clerestory arch tops- see below

- **Walls-**

**South and East** – both suffering from high level water penetration at the top arches of the clerestory windows. Also the east wall behind the reredos and above the flower vestry passage. The reredos itself is okay though there are a couple of cracked panels behind the altar.

**North** – The lower panelled walls are in heavy Jacobean style. It is buckling at the arcade archway to the vestry room above the choir seats and is coming apart by the rear lobby doorway and there are other similar cracking panels, more on the southern side.

**West**– appears okay.

- **Floor** – The flooring is all in black and white pattern marble with some Frosterley features. Couple of



*cracks to it, with a chip out at the northern side. One of the floorboards missing on the South side.*

- *Fittings – storage the children's toys are behind the altar and the altar is not used day-to-day. Altar rails all okay (allegedly from the 'Endeavour'.*
- *The choir stalls are okay but slightly loose on the North side.*
- *There is moulding missing at the bottom of the prayer desk.*
- *The first pew is fairly loose. Rear seating seems okay.*
- *Exposed heating pipe at the entrance to the hall from the chancel*
- *One of the bulbs out in the down lighting.*
- *There are two redundant to radiators in this room.*
- *There are some cables loose covered in tape at the first steps*

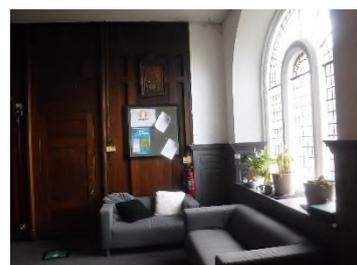
Still suffering from deterioration to the paint finish at the E end, little worse on the N. We know that the oval windows are pretty poor form the outside. There is a drop down projector screen above the arch. The room contains antique furniture, and the floor is pretty much as it was before but with the odd crack but nothing problematic. The S side elliptical windows the E most has no secondary polycarbonate and on the S side it is the E most that does have polycarbonate and there is a mixture of mesh on the S side as well, so it is a right old confusion of bits.

***Recommendation:*** *repair to the clerestory windows (described in the outside section of the report), redecorate, joinery repairs to panelling and pews*

## **D**

### **Vestry:**

- *Ceiling – plaster ceiling with modern light fittings within it*
- *Walls – plaster walls to the outside walls and timber walls to sanctuary are okay.*
- *Floor - Floor is suspended with carpet, okay,*
- *The door to the aisle doesn't latch adequately. Cupboards for vestments, a little rickety.*
- *window looks okay.*
- *The room has some clutter to it.*
- *Newly lagged pipes are on show.*
- *Door to lobby catches on the carpet slightly*



This is fitted with cupboarding and been made into an informal sitting room space now, it was the former vestry. The door operation is a bit stiff. new lighting,all looks ok.

**Recommendation:** ease door

- **Office Storage Room:**

This is a part of the back area behind the chancel (former Vicar's vestry), contains the safe, has been decorated out and newly partitioned, I think. There is no way through to the other side of the hall as there used to be. The other part is accessible from the hall corridor.

**Recommendation:** none



**D Outer lobby: entrance lobby**

- Ceiling – the plaster ceiling and walls decoration is good
- Walls – The timber panelling has been redecorated It also contains the fire panel and distribution board.
- The door has a magnetic lock on it and it slams into the opening.
- Floor- ok

**Recommendation:** ease door closer



**D Inner Lobby**

- Ceiling – plaster -ok
- Walls – plaster - ok
- Floor- timber floor with carpet all seems reasonably serviceable.
- Lighting level is low.
- Timber staircase with handrail. Slight creak on the stairs as you go down at the first landing.

Decoration generally ok, slight cracking of the stair above the entrance doorway but generally alright, this leads out into the entrance lobby and that looks ok.

**Recommendation:** none



- D Youth Room:** This is a former office, now another sitting room, no ventilation here apart from a mechanical extract not sure if there is one upstairs. This room overlooks the chancel. Door has security bolts on, is that advisable? Slight creak on the stairs as you go down at the first landing.



**Recommendation:** improve ventilation,

- B Upper Room:**  
Now set out as an informal sitting room type space with a basic fit out that is ok and there is a break glass fire here.  
Lacking natural ventilation

**Recommendation:** improve natural ventilation

- D Kitchen**

Basic fit out all looks ok.

**Recommendation:** none



- D Office:**  
This is a former meeting room been decorated out and has four workstations all seems ok. There is no natural ventilation I think and the windows have top opening hoppers and these could do with being operable.

**Recommendation:** improve natural ventilation



- D WC: unisex.**  
not inspected  
**Recommendation:** check room for repairs

- D Disabled WC:**  
Door sticking slightly.

**Recommendation:** ease door

## **Parish Hall**

C

**Hall Lobby**



- Ceiling –rooftlights replaced 2017
- Walls – brickwork to the new hall, and to the church building in its original style (?) of penny struck joints, though in hard cement, repointed perhaps, when they created the hall.
- surface mount large diameter heating pipe not very neatly finished as it goes into the office.
- Floor- Floor in basket weave tiles which are cracked at reentrant corners due to screed or slab shrinkage.

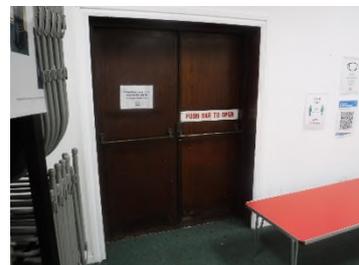


**Recommendation:** repair broken floor tiles,

D

**Hall:**

- Ceiling – suspended tile, with recessed lights.
- Walls – plaster walls with cracking to the Western side. At mostly the south-west corner with vertical cracks above the picture rail appears to be where the boarding is.
- Floor- Solid floor, carpeted some stains to it now, timber stage at the south-west corner and what looks to be a small flue or vertical space.
- windows are timber framed, single glazed with louvres above them-fairly okay
- heating by a couple of ideal standard convector rads



- *miscellaneous furniture in the room which looks dated.*



**Recommendation:** *update decorations when funds allow*

**D**

**Kitchen:** *basic fitted out kitchen*



- *Ceiling – plaster*
- *Walls – plaster*
- *Floor- quarry tiled floor with loose tiles in them. Cracking at the tiled cill doorway to the hall.*
- *There is a drainage manhole here*

**Recommendation:** *repair cracked floor tiles*

- **Male WC:** upgraded in 2017

**Recommendation:** none



- **Female WC:** upgraded in 2017

**Recommendation:** none



- **Boiler house:** water staining at rainwater outlet. Gully above was blocked and cleared at time of inspection. Slight movement of structure away from the church due to differential settlement. No problem presently.

**Recommendation:** none



## 8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. scaffold costs are excluded.

- A- Work requiring urgent attention,
- B- Within 1 year
- C- Within 2 years
- D- Within 5 Years
- E- A possible improvement or item to note
- M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
<b>A - URGENT</b> none		
<b>B</b>	<b>PAT:</b> carry out test	<b>100</b>
<b>B</b>	<b>Fire matters:</b> Maintain annual testing. Include an extinguisher schedule in the church H&S policy document	-
<b>B</b>	<b>Nave roof:</b> repair split	<b>75</b>
<b>B</b>	<b>Lady Chapel:</b> repair loose and broken slates	<b>250</b>
<b>B</b>	<b>North aisle:</b> check E downpipe exit	-
<b>B</b>	<b>Lady Chapel:</b> check in rain that the chute discharges into the hopper, repaint downpipe. Unblock downpipe.	<b>200</b>
<b>B</b>	<b>Nave west lobby:</b> repair doors, remove lumber	<b>200</b>
<b>C- WITHIN 2 YEARS</b>		
<b>C</b>	<b>Clock:</b> inspect and repair surround, repair frame, redecorate dial	<b>LA? 1,500</b>
<b>C</b>	<b>Tower roof:</b> paint beam (or remove if flagpole no longer retained, patch up wall top bitumen, repoint coping open joints. Plumb up the leaning finial.	<b>425</b>
<b>C</b>	<b>Belfry:</b> remove deadening boards, inspect louvres and guarding to omit birds, formulate repair needs to window frame stonework, sweep up stairs and landing, repair bell hatch trap door.	<b>550</b>
<b>C</b>	<b>Ringing Chamber:</b> check if woodworm is active, sweep up, repair sheeting to window	<b>125</b>
<b>C</b>	<b>Tower:</b> carry out masonry repairs to tower	<b>50- 90,000</b>

		scaffold cost to add- probably 15-20,000
C	<b>Outer Lobby:</b> Flat roof, establish condition	-
C	<b>Nave roof void:</b> procure specialist investigation report on timber condition, check records to see if woodworm treatment has been carried out, repair rotten rafter	<b>1,000</b>
C	<b>Parish Hall Link:</b> repair cowls	<b>350</b>
C	<b>Tower:</b> redecorate rwps	<b>250</b>
C	<b>South Aisle:</b> check in rain that the chute discharges into the hopper, redecorate pipe.	<b>150</b>
C	<b>Chancel:</b> redecorate rwp, arrange for close inspection of chute and gutter	<b>150</b>
C	<b>Library:</b> redecorate rwp, reposition over gully	<b>150</b>
C	<b>South Aisle:</b> repoint watertable, window frame and repair quoin	<b>1,250</b>
C	<b>North Aisle:</b> repoint water table, window surrounds, consider stonework repair	<b>1,250</b>
C	<b>Aisle:</b> repoint open joints, inspect crowns of windows, repoint window surrounds, repair broken glass,	<b>2,050</b>
C	<b>Boiler Room:</b> repair ventilators, remove last of the lead over the boiler doorway and point up, provide tilt fillet on ashlar frame	<b>250</b>
C	<b>Chancel:</b> repair oval window stonework, repair glass,	<b>3,000</b>
C	<b>North aisle:</b> repoint and monitor crack	<b>275</b>
C	<b>Chancel:</b> repoint open joints at east end, remove vegetation	<b>5,250</b>
C	<b>Office:</b> repoint open joints	<b>500</b>
C	<b>South aisle:</b> repoint open joints	<b>1,250</b>
C	<b>Lady Chapel:</b> repoint open joints, anti climb paint needed	<b>750</b>
C	<b>South Aisle:</b> repoint open joints	<b>550</b>
C	<b>Lady Chapel (West elevation):</b> repoint open joints, remove plant	<b>550</b>
C	<b>Lady Chapel (South elevation):</b> repoint open joint	<b>550</b>
C	<b>Chancel:</b> repair clerestory window surrounds inside and glass, replace rusting guarding	<b>1,000</b>
C	<b>Nave:</b> repair loose flooring and grilles	<b>250</b>
C	<b>Chancel:</b> , redecorate, joinery repairs to panelling and pews	<b>8,000</b>
C	<b>Hall Lobby:</b> repair broken floor tiles,	<b>500</b>

## D- WITHIN 5 YEARS

D	<b>H &amp; S policy:</b> add extinguisher schedule	-
D	<b>Asbestos:</b> Create an Asbestos register.	-
D	<b>Deafening chamber:</b> sweep up	-
D	<b>Spiral Stair:</b> fix door latch and knob,	<b>150</b>
D	<b>Chancel roof:</b> redecorate bargeboard	<b>550</b>
D	<b>Parish Hall: West Elevation</b> redecorate doors	<b>250</b>

<b>D</b>	<b>Parish Hall: South Elevation</b> redecorate windows	<b>500</b>
<b>D</b>	<b>Gallery:</b> replace newel cap	<b>75</b>
<b>D</b>	<b>North Aisle Walls:</b> repair damp plaster, fill in cracks to walls and redecorate, fix loose floor blocks and set heating grilles level, repair doors, restore monument pinnacle,	<b>2,500</b>
<b>D</b>	<b>Lady Chapel:</b> tidy up pews and repair panelling	<b>2,500</b>
<b>D</b>	<b>Vestry:</b> ease door	<b>75</b>
<b>D</b>	<b>Outer lobby:</b> entrance lobby: ease door closer	<b>25</b>
<b>D</b>	<b>Upper Room:</b> improve ventilation,	<b>500</b>
<b>D</b>	<b>Youth Room:</b> improve natural ventilation	<b>250</b>
<b>D</b>	<b>WC:</b> unisex. check room for repairs	-
<b>D</b>	<b>Disabled WC:</b> ease door	-
<b>D</b>	<b>Hall:</b> update decorations when funds allow	<b>5,000</b>
<b>D</b>	<b>Kitchen:</b> repair cracked floor tiles	<b>250</b>

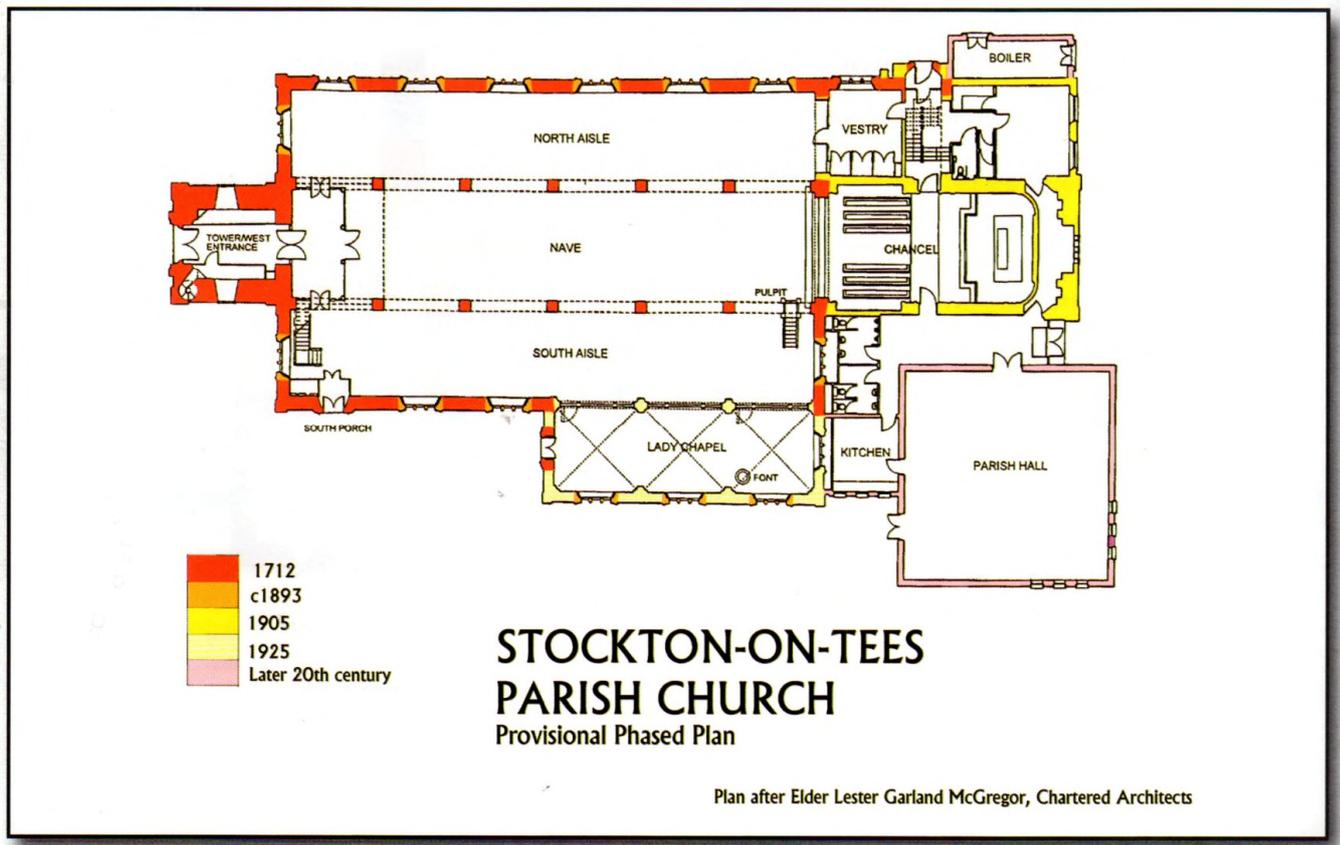
## **M- MAINTENANCE/ MONITOR**

<b>M</b>	<b>Parish Hall:</b> The flat roof -monitor	-
<b>M</b>	<b>Externals:</b> monitor corner of hall, ask LA to test the leaning headstones	-

## **APPENDICES**

Plan  
 Steeplejack Tower Inspection Report  
 Explanatory Notes  
 Guide to Routine Maintenance & Inspection of Church Property

HISTORIC CHURCH PLAN



Extract From Historic Churches of County Durham by Peter Ryder

**Stockton, St Thomas**

**Site:** E side of High Street at junction with Church Road. The medieval chapel lay beneath the S part of the churchyard (now cleared of monuments)

**History:** Became a chapel of Norton in 1237 but a carved stone indicates a Pre-Conquest origin; it was later referred to as the 'free chapel of St Thomas the Martyr'. A free chantry dedicated to the Blessed Virgin was dissolved in 1588.

The old chapel had been pronounced 'ruinous and too little' in 1705.

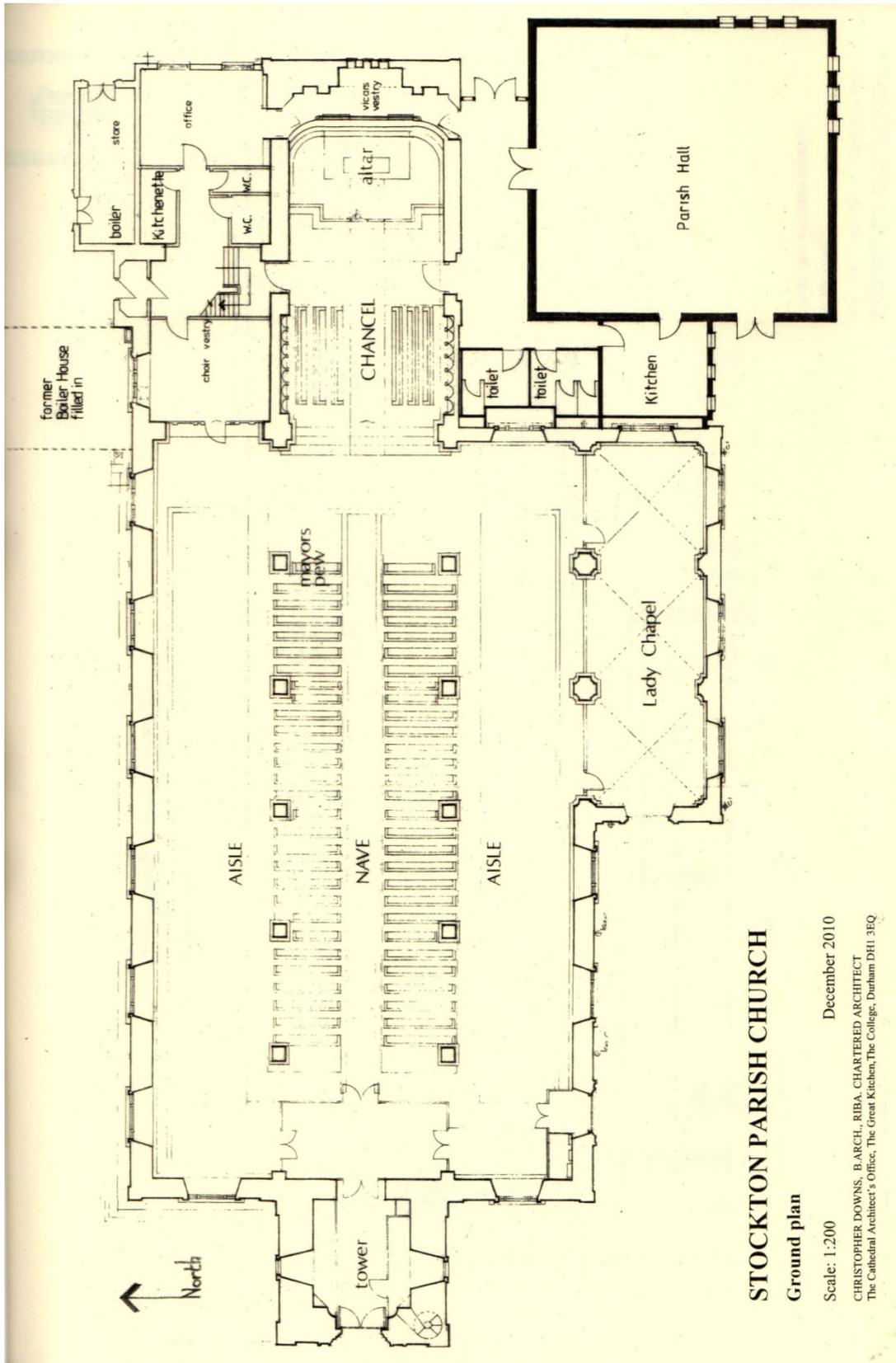
**Form:** 6-bay aisled nave with W tower, 3-bay Lady Chapel parallel to S aisle and chancel with N vestries/organ chamber and S church hall.

**Development:** Present church built, in brick, in 1712; link to Sir Christopher Wren now shown to be a forgery. Very much a preaching box, with the chancel little more than a recess for the communion table. Galleries introduced — W end 1719, N side 1748, S side 1827 - and roof raised 1793. Most windows renewed 1893. Chancel 1905 by A.C. Hick, in Wren style, Lady Chapel 1925 by W.D. Caroe. Galleries removed in 1940s, W gallery reinstated as organ loft 1984.

**Lapidary Material:** Built into E end wall, beside dedication stone for 1905 chancel, Anglo-Scandinavian carved stone, C10 or early C11.

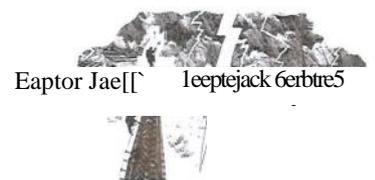
**Fittings and Furnishings:** Mostly late C19 or early C20; humbler C18 altar rails supposedly donated by Captain Cook but documentation was another forgery...

CHURCH PLAN



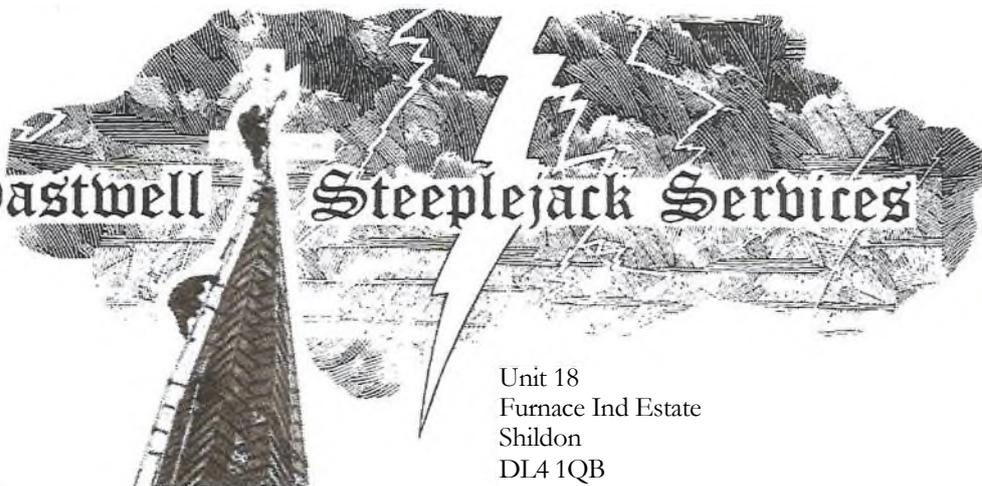
Plan provided by Christopher Downs RIBA

# Stockton Parish Church. Tower Inspection 2016.



# Taylor Hastwell Steeplejack Services

HIGH LEVEL  
MAINTENANCE  
LIGHTNING  
CONDUCTOR  
ENGINEERING



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The Vicar & PCC of Stockton Parish Church.  
C/o  
Mark Miller

1<sup>st</sup> April 2016.

Dear Sirs,

Stockton Parish Church.  
Tower Inspection.

Further to our recent visit, I am pleased to forward the photographic report and recommendations.

1.0 North Face  
Section A

- 1.1 Top stones appear secure, however most joints are cracking. 1No stone has 2 large cracks.
- 1.2 Several corroded bricks are evident in the area between the top stones and the top of the louvre arch, the mortar in this area is also failing.
- 1.3 The fibre glass louvres appear secure. The timber is dry and cracked, there is evidence of shrinkage, causing gaps to appear where small birds could access the tower.
- 1.4 All louvres have large holes cut into the bottom allowing bird ingress, heavy bird fouling showing infestation of the tower.
- 1.5 Small crack in keystone but appears secure.
- 1.6 2<sup>nd</sup> stone to left side of arch shows historic movement and is slightly protruding. The mortar on the outside of stone has failed.
- 1.7 3<sup>rd</sup> stone to the left side of arch has a historic repair that is failing.
- 1.8 The brickwork around the louvres has some failed mortar joints.
- 1.9 Vegetation evident on the stringcourse and most joints are failing

Section B

- 1.10 The brickwork on the left hand side between the stringcourses is severely weathered and most mortar joints are failing.
- 1.11 The window near to ground level has failed mortar joints.

Conductor

- 1.12 Conductor has 1 no failed clip but is secure.

## 2.0 East Face

### Section A

- 2.1 Top stones appear secure, however most joints are cracking.
- 2.2 Numerous corroded bricks are evident in the area between the top stones and the top of the louvre arch, the mortar in this area is also failing.
- 2.3 The fibre glass louvres appear secure. The timber is dry and cracked, there is evidence of shrinkage, causing gaps to appear where small birds could access the tower.
- 2.4 The top 6 foot of the centre piece of timber is rotten down the right side.
- 2.5 All louvres have large holes cut into the bottom allowing bird ingress, heavy bird fouling showing infestation of the tower.
- 2.6 2<sup>1</sup> stone down on the left side of arch has historic concrete repair that is failing.
- 2.7 2<sup>nd</sup> stone up on both side of arch is a full concrete replacement, both seem secure but failed bottom mortar joints on both.
- 2.8 The brickwork is weathered and cracked on both sides and there are open joints.
- 2.9 Stonework to the top of the stringcourse is sound with some open joints and vegetation.
- 2.10 The bottom 2m of mortar joints between the stringcourse and roof level are failing.

### Downpipes

- 2.11 Small crack in S bend on right side, approx. level with bottom of arch, spacers are missing leaving bolts into the wall visible.
- 2.12 Bottom 6 foot of left downpipe is loose on left side.

## 3.0 South Face

### Section A

- 3.1 Top stones appear secure, however most joints are cracking.
- 3.2 Numerous corroded bricks are evident in the area between the top stones and the top of the louvre arch, the mortar in this area is also failing.
- 3.3 The fibre glass louvres appear secure. The timber is dry and cracked, there is evidence of shrinkage, causing gaps to appear where small birds could access the tower.
- 3.4 All louvres have large holes cut into the bottom allowing bird ingress, heavy bird fouling showing infestation of the tower.
- 3.5 Keystone has large crack and shows signs of historic movement.
- 3.6 1 no stone to the side has a large crack.
- 3.7 The brickwork around the louvres has failed mortar joints.
- 3.8 Stonework to the top stringcourse is severely weathered with most joints open and clear vegetation evident.
- 3.9 A lot of algae on stonework, this indicates very wet stonework throughout the full stringcourse.
- 3.10 The old concrete repairs to the stringcourse are failing, some were removed during the inspection to prevent them falling to the ground

### Section B

- 3.11 The clock timber is severely weathered and rotten, the top section can easily be pulled apart.
- 3.12 Approx. 1m of the lead flashing above the clock on the left side is failing and is no longer attached to the wall.

#### 4.0 West Face

##### Section A

- 4.1 Top stones appear secure, however most joints are cracking, 1 no. stone has been renewed in the past.
- 4.2 Several corroded bricks are evident in the area between the top stones and the top of the louvre arch, the mortar in this area is also failing.
- 4.3 The fibre glass louvres appear secure. The timber is dry and cracked, there is evidence of shrinkage, causing gaps to appear where small birds could access the tower.
- 4.4 All louvres have large holes cut into the bottom allowing bird ingress, heavy bird fouling showing infestation of the tower.
- 4.5 Keystone shows some historic movement and cracking.
- 4.6 The mortar between the stones to the arch and surround is failing. The brickwork appears secure.
- 4.7 The brickwork from the bottom of the louvres to the stringcourse appears secure.
- 4.8 Vegetation is evident to the top stringcourse, large sapling to corner.
- 4.9 The concrete coverings to the top stringcourse have cracks and most joints have failed mortar.

##### Section B

- 4.10 There is a 2m strip of failed pointing to the brickwork between the top stringcourse and the top of the window. Evidence of historic works above and below.
- 4.11 Most joints to the window and surround are open.
- 4.12 The glazing appears secure.
- 4.13 The mortar to the brickwork appears secure.
- 4.14 Most joints to the arch above the door are open.
- 4.15 The decorative stone above the arch adjoining the bottom of the windows has mostly open joints. A large crack is evident to the bottom of 1 no stone.
- 4.16 Top stone of arch is weathered but secure.
- 4.17 Some vegetation is evident.

L

5.0 Recommendations.

- L
- L
- L
- 5.1 Rake out and repoint the top stones of tower.
  - 5.2 Rake out and repoint 100% of brickwork between the top stones and top of arch
  - 5.3 Rake out and repoint 100% of corner stonework from top of tower to bottom stringcourse.
  - 5.4 Remove vegetation and repoint 100% stringcourses.
  - 5.5 Cut out & repoint 40% of window surrounding stonework.
  - 5.6 Patch point rest of tower brickwork approx. 35%.
  - 5.7 Remove failed concrete repairs and stonework and replace in new cut stone.
  - 5.8 Drill and fit stainless steel dowels to 6No loose/cracked stones to prevent further movement
  - 5.9 Repair and treat all timber to louvres (colour to be confirmed by church).
    - 5.10 Fit stainless steel mesh to the bottom of louvres on all sides to prevent bird infestation
  - 5.11 Remove and replace the rotten sections of timber around clock and refit failed lead flashing.
  - 5.12 Replace failed S bend and fit spacers for bolts. Refit Bottom 6' section of downpipe

L

Quotation.

To supply skilled labour, steeplejack access equipment and materials to carry out recommendations.

For the sum of £24,250.00 plus Vat.

L

Yours Faithfully

A.P.Gibson.



Ref No.	Resistance (Ohms)	Report	Ground Type	Label Fitted	Inspection Pit Type	Electrode Type	Electrode Size	Test Clamp	Tested From	Test Method	Growl/ Condit
1	22.7	Satisfactory reading obtained.	Paving	None	Black Pvc	Copper rod	16mm	Bi-met	Conductor	Dead	Wet
2	183.9	Unsatisfactory reading obtained.	Paving	None	Black Pvc	Copper rod	16mm	Bi-met	Conductor	Dead	Wet
3	29.4	Satisfactory reading obtained.	Paving	None	Black Pvc	Copper rod	16mm	Bi-met	Conductor	Dead	Wet
4	28.5	Satisfactory reading obtained.	Paving	None	Black Pvc	Copper rod	16mm	Bi-met	Conductor	Dead	Wet
5	153.9	Unsatisfactory reading obtained.	Grass	None	Black Pvc	Copper rod	16mm	Bi-met	Conductor	Dead	Wet
6	13.8	Satisfactory reading obtained.	Grass	None	Black Pvc	Copper rod	16mm	Bi-met	Conductor	Dead	Wet
7	10.8	Satisfactory reading obtained.	Grass	None	Black Pvc	Copper rod	16mm	Bi-met	Conductor	Dead	Wet

Full System. 8.9 Ohms.

System Summary.

The air termination network comprises of full Faraday cage. The tower has a coronal band to the inside of the parapet with air rods to the 4No pinnacles.

The overall system was tested and found to have satisfactory readings.

**Passed.**

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1 1 1



Taylor Hastwell Steeplejack Services.  
Unit 18  
Furnace Ind Estate  
Shildon  
DL4 1QB  
Tel: 07843276512  
[Email: taylorhastwellsteeplejacks@hotmail.com](mailto:taylorhastwellsteeplejacks@hotmail.com)

## Lightning Protection System Inspection Certificate.

Client: PCC

Site: Stockton Parish Church.

Site Contact: Rev Mark Miller

Building Ref: Stockton Parsih Church

Inspection Engineer: Andrew Gibson

Date Of Inspection: 01.04.16

Contact Title: Vicar

Occupant: Congregation

Instrument Number: Duoyi

DY4100

### Structure details:

Roof Type: Pitched slate

Building Fabric: Brick

Approximate Height (above ground level): 19Metres

Equipotential Bond Fitted? Unidentified.

### Air Termination Network:

Conductor Material: Copper and aluminium.

Conductor Size: 8mm

Coverings: Brown Pvc.

Fixing Type: Pvc clips

Bonds and Joints: Satisfactory.

Fixing Centres: 1 meter

### Down Conductor Network:

Conductor Material: Copper and aluminium

Conductor Size: 8mm

Coverings: Brown Pvc

Fixing Type: Pvc clips

Bonds and Joints: Satisfactory

Fixing Centres:1 meter

### Compliance to British Standard:

We hereby certify that, at the time of inspection the lightning protection system is in a safe and serviceable condition to comply with BS EN 62305.

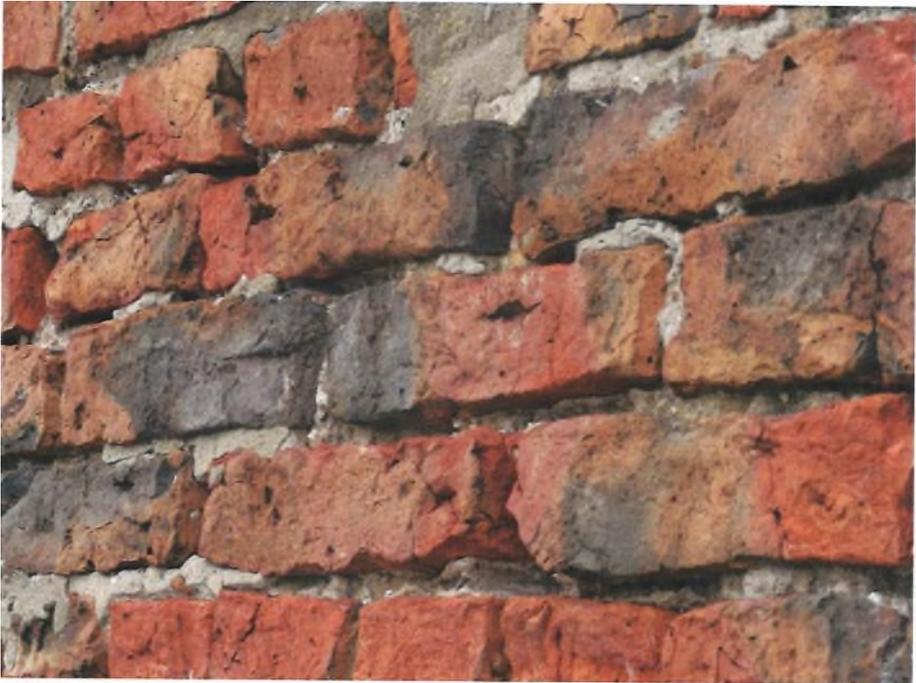
Passed.

Examples of top stones of tower.





Examples of brickwork.



L  
C  
C  
C  
L  
C  
C  
C  
C



C  
C  
C  
L  
L  
L  
L  
L  
L  
L  
L



Examples of corner stonework

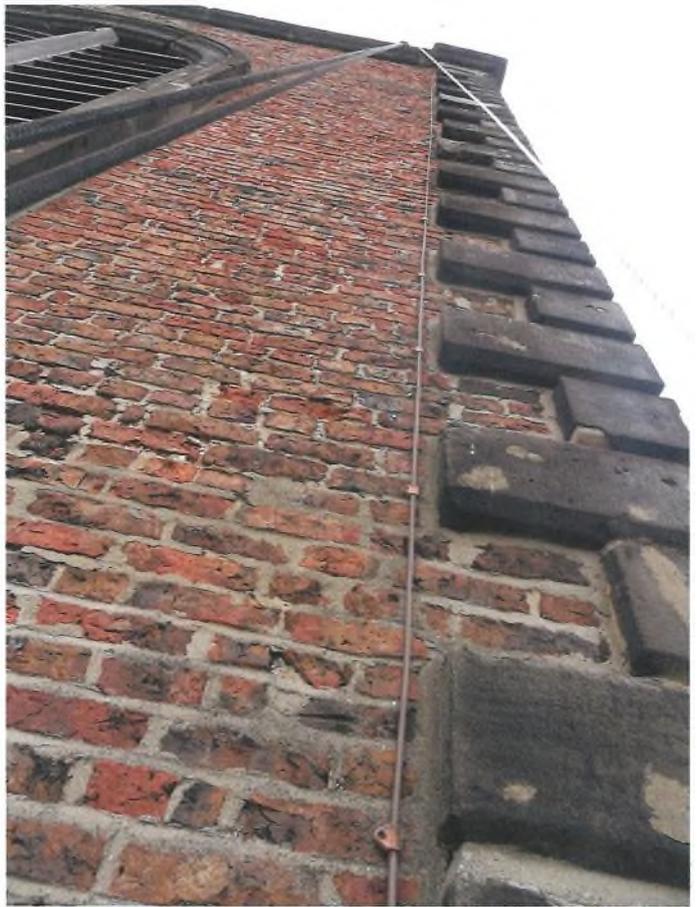


C  
C  
L  
L  
C  
L



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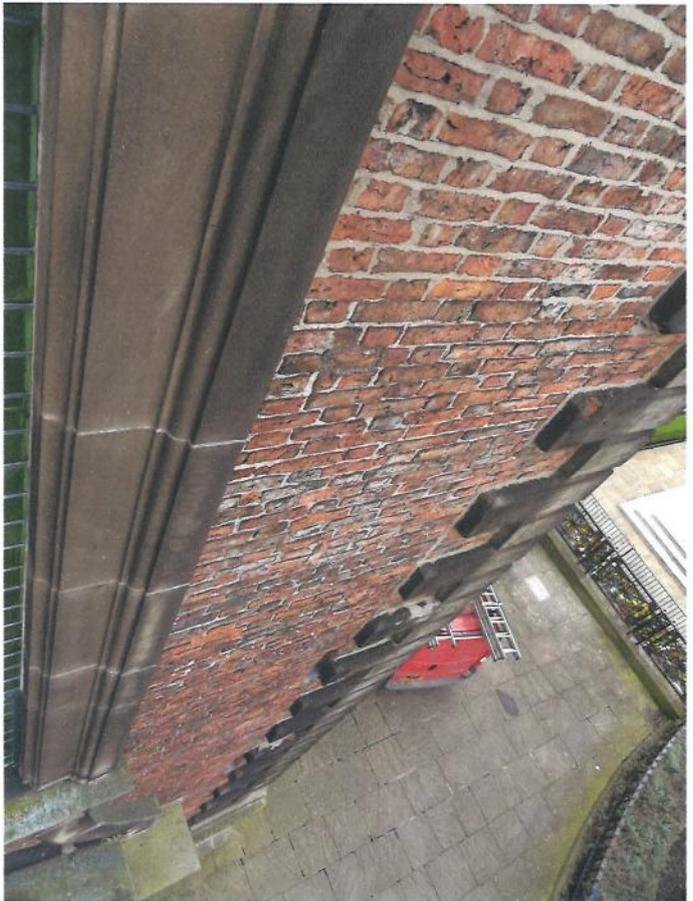
C  
L  
L  
C  
C  
L  
C  
C  
L  
  
C  
C



Examples of window and surrounding stonework.







Examples of dry/cracked timber.





Examples of holes to louvres and bird fouling.

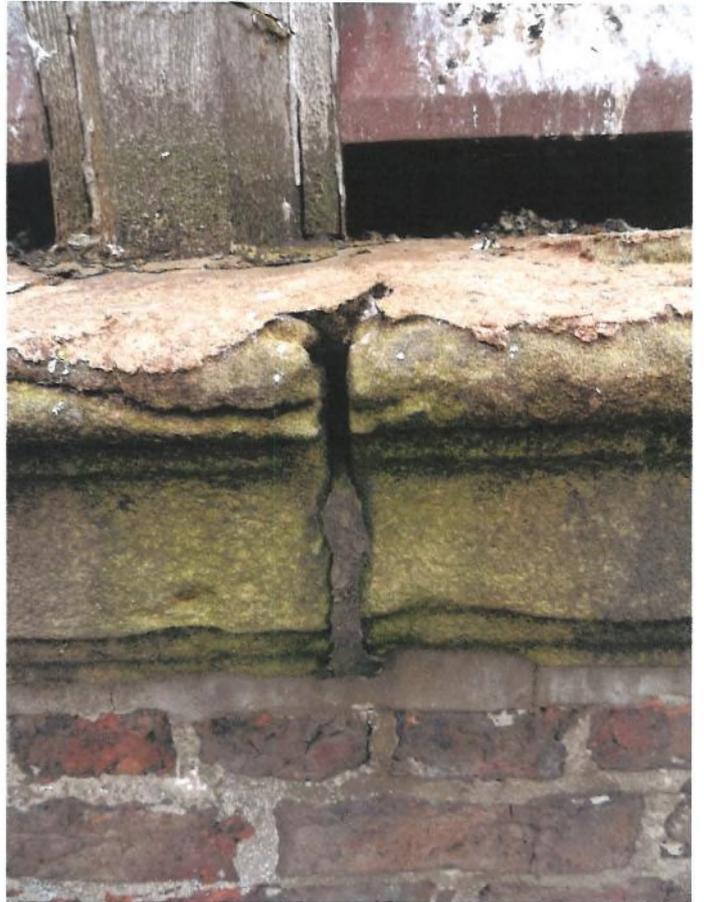


Examples of failed concrete repairs/cracked stones.





Examples of vegetation and stringcourses



L  
C  
C  
C  
L  
C  
L  
L  
C  
C





C  
C  
L  
C  
C  
L  
C  
L  
L  
L

C  
C  
C  
C  
C  
C  
C  
C





Examples of the clock.



C  
C  
L  
L  
L  
C  
L  
C



C  
C  
L  
L  
C  
C  
C  
C  
C  
C  
C



Examples of downpipe.



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## EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

<b>Location</b>	<b>Type of Extinguisher</b>
General area	Water
Organ	CO <sup>2</sup>
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

# A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer      Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.

Clear snow from vulnerable areas.

Clear concealed valley gutters.

Make full inspection of the church for annual meeting.

Check church inventory and update log book.

Check bird-proofing to meshed openings.

Sweep out any high level spaces. Check for bats and report any finds to English Nature.

Cut any ivy starting to grow up walls and poison.

Spray around the base of the walls to discourage weed growth.

Check heating apparatus and clean flues.

Summer      Arrange for routine service of heating equipment.

Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.

Check all ventilators in the floor and elsewhere and clean out as necessary.

Spring clean the church.

Cut any church grass.

Cut ivy growth and spray (again).

Recheck heating installation before autumn and test run.

Arrange for any external painting required.

Autumn

Check gutters, downpipes, gullies, roofs etc after leaf fall.

Rod out any drain runs to ensure water clears easily, especially under pavements.

Inspect roofs with binoculars from ground level, counting number of slipped slates, etc for repair.

Clean rubbish from ventilation holes inside and out.

Check heating installation, lagging to hot water pipes etc and repair as necessary.

Winter

Check roof spaces and under floors for vermin and poison.

Check under valley gutters after cold spells for signs of leaking roofs.

Bleed radiators and undertake routine maintenance to heating systems.

Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.

Annually

Arrange for servicing of fire extinguishers.

Inspect abutting buildings to ensure there is no buildup of leaves or other debris against the walls.

Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.

Check the extent of any insurance cover and update as necessary.

Every 5 years

Arrange for testing of the electrical systems.

Arrange for the testing of any lightning protection.

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.